

# Montecillo Unit 11 Replat B

City of El Paso — City Plan Commission — 4/18/2019

**SUSC19-00002 — Resubdivision Combination**



**STAFF CONTACT:** Karina Brascgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

**PROPERTY OWNER:** EPT Montecillo 1-10 Development, LLC

**REPRESENTATIVE:** EPT Land Communities

**LOCATION:** North of I-10 and South of Mesa; District 8

**ACREAGE:** 17.9083

**VESTED:** No

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** N/A

**RELATED APPLICATIONS:** N/A

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to resubdivide approximately 17.9 acres of land into 19 mixed-use lots, one 2.59-acre pond, and the extension of a road as part of a smart code development. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. The purpose of the replat is to reconfigure lot lines, create additional pedestrian easements, and adjust the alignment of Vin Rambla. Access to the subdivision will be provided via Vin Rambla.

**SUMMARY OF DCC RECOMMENDATION:** Staff recommends **APPROVAL** of Montecillo Unit 11 Replat B on a resubdivision combination basis.



## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

## RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G-2, Traditional Neighborhood (Walkable)

| <b>GOAL 2.2</b>   |   |
|---|---|
| The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.   |   |
| <b>POLICY</b>   | <b>DOES IT COMPLY?</b>  |
| <b>2.2.6:</b> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs. | Yes, this proposed development will contribute to a variety of smart code zoned uses. |

**NEIGHBORHOOD CHARACTER:** Subject property is zoned SmartCode. Most lots are vacant with some commercial uses. Properties adjacent to the subject property are also zoned SmartCode. The nearest school is Johnson Elementary School (0.71 miles). The nearest park is a Promontory Area located within the Montecillo development (.13 miles). This property is not located within any impact fee service area.

**COMMENT FROM THE PUBLIC:** N/A

### **PLAT EXPIRATION:**

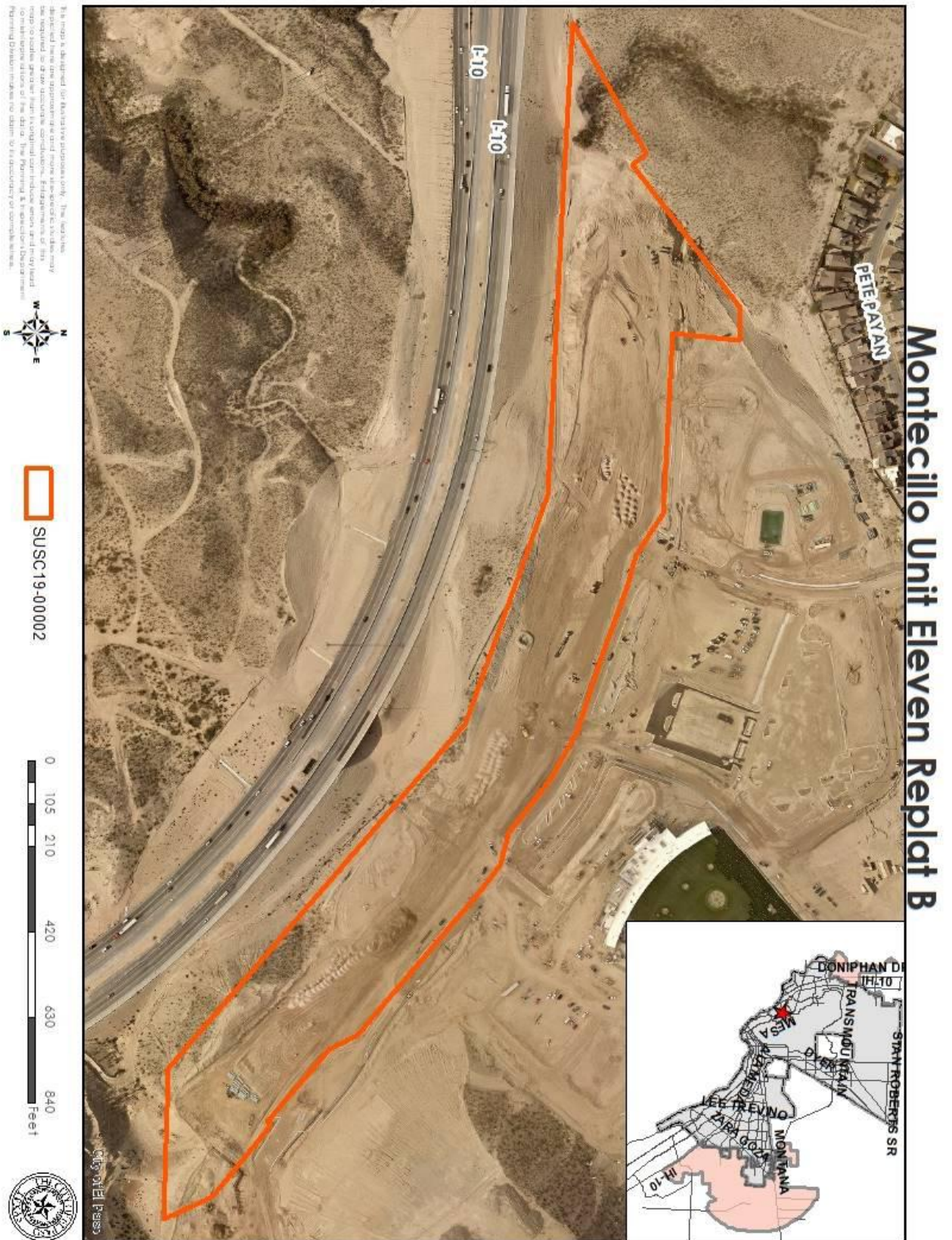
This application will expire on **April 18, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

### **ATTACHMENTS:**

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

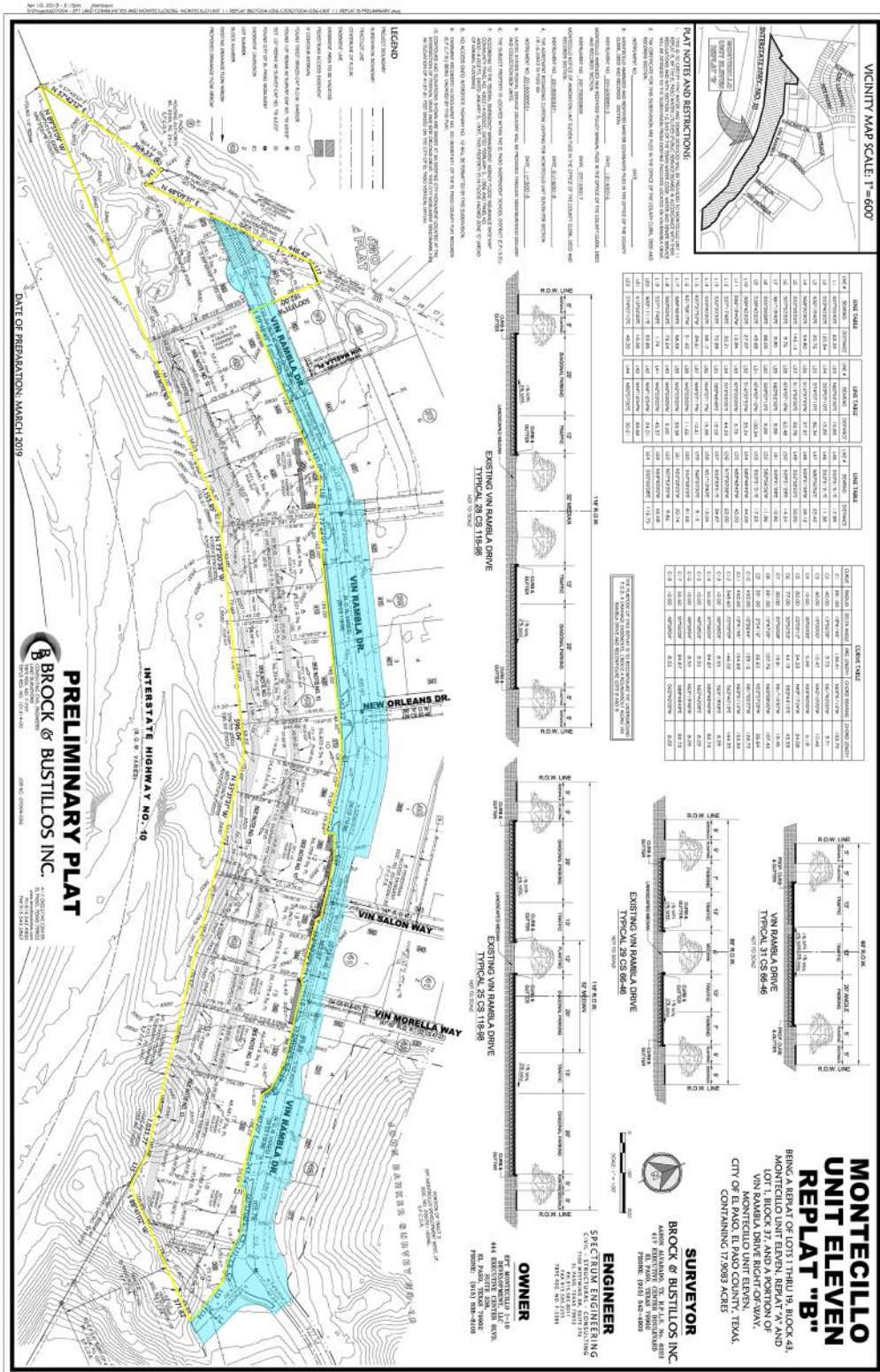


# ATTACHMENT 1

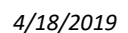




## **ATTACHMENT 2**



4/18/2019



# ATTACHMENT 4



## RESUBDIVISION COMBINATION APPLICATION

DATE: 03/25/2019

FILE NO. SUSC19-00002

SUBDIVISION NAME: Montecillo Unit Eleven Replat "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Lots 1-19, Block 43, Montecillo Unit Eleven Replat "A" and Lot 1, Block 37 and a portion of Vin  
Rambla Drive, Montecillo Unit Eleven

| Property Land Uses: |                | ACRES     | SITES |                       | ACRES          | SITES     |
|---------------------|----------------|-----------|-------|-----------------------|----------------|-----------|
| Single-family       |                |           |       | Office                |                |           |
| Duplex              |                |           |       | Street & Alley        | <u>0.4033</u>  | <u>1</u>  |
| Apartment           |                |           |       | Ponding & Drainage    | <u>2.5979</u>  | <u>1</u>  |
| Mobile Home         |                |           |       | Institutional         |                |           |
| P.U.D.              |                |           |       | Other (specify below) |                |           |
| Park                |                |           |       |                       |                |           |
| School              |                |           |       |                       |                |           |
| Commercial          | <u>14.9071</u> | <u>19</u> |       | Total No. Sites       |                | <u>21</u> |
| Industrial          |                |           |       | Total (Gross) Acreage | <u>17.9083</u> |           |

3. What is existing zoning of the above described property? SCZ Proposed zoning? SCZ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground  Overhead  Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Drainage structures and retention pond
7. Are special public improvements proposed in connection with development? Yes  No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes  No X  
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: None
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes  No X  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



EPT Montecillo I-10 Development, LLC  
By: 123 Plus Management, LLC  
By: Richard Aguilar, Manager

12. Owner of record 444 Executive Center Blvd. 79902 (915) 667-1800  
(Name & Address) (Zip) (Phone)

13. Developer EPT Land Communities 444 Executive Center Blvd 79902 (915) 667-1800  
(Name & Address) (Zip) (Phone)

14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. 79902 (915) 542-4900  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: Antonio Bogas

REPRESENTATIVE CONTACT (PHONE) (915) 667-1800

REPRESENTATIVE CONTACT (E-MAIL) dbogas@eptcommunities.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

Planning & Inspections Department  
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# **ATTACHMENT 5**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate tax certificate(s)
  - b. Current proof of ownership.
  - c. Release of access document, if applicable.
  - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT**

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to proposed plat.

### **SUN METRO:**

Verify title of cross sections for Typical 25 CS 118-98 and Typical 28 CS 118-98. It appears that the use of the description "CS" conflicts with what the cross-sections on the regulating plan are showing, which is "AC" (AC 118-98). Verify whether the regulating plan cross-section labeling or the labeling on the plat are correct.

Cross-section labels on plat match the thoroughfare assignment sheet of the Regulating Plan.  
No revisions necessary.

### **FIRE:**

Recommend approval.

### **TXDOT:**

Not abutting TXDOT right-of-way

## **CAPITAL IMPROVEMENTS DEPARTMENT - PARKS:**

We have reviewed Montecillo Unit Eleven Replat "B" a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "Montecillo Development Regulating Plan" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

1. Development needs to comply with latest amended / adjusted / approved Regulating Plan and approved Building Scale Plan.
2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.



4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: Promontory Area at Montecillo - Park Zone: NW-2

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.